

## Solano County Airport Land Use Commission



# SOLANO COUNTY

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Bill Seiden  
Chairman

### MEMORANDUM:

**To:** Solano County Airport Land Use Commission

**From:** Jim Leland, Principal Planner

**Subject:** ITEM 9A: ALUC-15-08 Request for a Consistency Determination by the County of Solano for the Woodcreek Subdivision (Applicant County of Solano).

**Date:** June 11, 2015

Conduct a Public hearing to consider the consistency of the Woodcreek Subdivision with the Travis Air Force Base Land Use Compatibility Plan. The project consists of a rezoning request and a policy plan overlay request to permit a 66 lot residential development on 33 acres southwesterly of the intersection of Rockville Road and Suisun Valley Road.

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### Recommendation

Determine that the proposed rezoning petition, policy plan overlay district and tentative subdivision map is **consistent** with the policies of the Travis Air Force Base Land Use Compatibility Plan ("TALUCP"), the Nut Tree Airport Land Use Compatibility Plan (NTLUCP) and the Rio Vista Land Use Compatibility Plan (RVLUCP).

### Project Description

The County of Solano is processing applications to permit 66 homes to be built on 33 acres near the intersection of Rockville Road and Suisun Valley Road.

The specific components of the project are listed below:

1. A rezoning application
2. A policy plan overlay application
3. A tentative subdivision map application.

The site lies approximately 9 miles west of the nearest runway at Travis Air Force Base and is within the Area of Influence of the Travis Air Force Base Land Use Compatibility Plan and outside the area of influence of the Nut Tree and Rio Vista Airport Land Use Compatibility Plans.

### ALUCP Review Requirements

State law requires that any proposed general plan amendments or revisions to the local zoning ordinance be reviewed for consistency with adopted airport land use compatibility plans. The proposed Woodcreek rezoning and policy plan overlay district are amendments to the Zoning Ordinance and require review by the ALUC.

## **REQUIRED TESTS FOR CONSISTENCY FOR REZONING ACTIONS**

State law, under Section 21661.5 of the Public Utilities Code, requires that any proposed zoning regulations or revisions to the local zoning ordinance be reviewed for consistency with adopted airport land use compatibility plans. The proposed revision to the County's Zoning Regulations requires review by the ALUC.

### **California Airport Land Use Planning Handbook (2011)**

The State Department of Aeronautics has published the California Airport Land Use Planning Handbook (2011) as a guide for Airport Land Use Commissions in the preparation and implementation of Land Use Compatibility Plans and Procedure Documents. Section 6.4.2 (p. 6-14) sets forth procedures for the review of local zoning ordinances and directs agencies to consider the topics listed in Table 5A, as follows:

#### ***Zoning or Other Policy Documents*** (from Table 5A, CalTRANS Airport Land Use Planning Handbook)

The Handbook lists the following topics for consideration when reviewing zoning or other policy documents.

- *Intensity Limitations on Nonresidential Uses*
- *Identification of Prohibited Uses*
- *Open Land Requirements*
- *Infill Development*
- *Height Limitations and Other Hazards to Flight*
- *Buyer Awareness Measures*
- *Non-conforming Uses and Reconstruction*

Staff has reviewed the Woodcreek project in light of the tests outlined above. Our analysis is presented below.

### **Relevant Issues for the ALUC**

The ALUC is concerned with those aspects of the Woodcreek project that have the potential to be incompatible with any of the three Land Use Compatibility Plans (LUCP's) established by the ALUC. The Woodcreek project lies within the Airport Influence Area for the Travis Air Force Base Land Use Compatibility Plan, and more particularly, the project encompasses lands which lie within Compatibility Zone D of the Plan. The project is outside of the Airport influence Area for both the Rio Vista and the Nut Tree Airports. Consequently, the issues to be analyzed would be compliance with the following compatibility criteria for Zone D, from the Travis Plan:

- Airspace review for objects greater than 200 feet in height
- No hazards to flight

### **Discussion of Compatibility Criteria**

#### **Compatibility Zone D**

There are no land use limitations and no development intensity or density limitations within compatibility zone D. The Plan does prohibit "Other Hazards to Flight" which typically consist of sources of smoke or glare, attraction of birds, flashing lights and sources of electronic interference.

None of the hazards are associated with the lawful use of single family homes and are not expected to exist within the development. The rezoning to R-TC-10 and the establishment of a

Policy Plan Overlay District do not permit the construction of any objects greater than 200 feet in height, nor do they permit such things as illuminated signs or other sources of glare.

**RECOMMENDATION**

Based on the analysis and discussions above, Staff recommends that the Solano County Airport Land Use Commission find as follows:

**Determination:** That the rezoning petition, policy plan overlay district petition and tentative subdivision map for the Woodcreek Subdivision are consistent with the Travis Air Force Base Land Use Compatibility Plan, because no structures are permitted in excess of 200 feet in height and the residential use of the property will not produce other hazards to flight.

**Exhibits:**

Exhibit A: ALUC Application for Woodcreek Subdivision

Exhibit B: Travis Plan Context Map

**Solano County Airport Land Use Commission**

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**LAND USE COMPATIBILITY DETERMINATION: APPLICATION FORM**

TO BE COMPLETED BY STAFF		
APPLICATION NUMBER: ALUC-2015-08	FILING FEE: \$ 200.00	
DATE FILED: May 8, 2015	RECEIPT NUMBER:	
JURISDICTION: County of Solano	RECEIVED BY:	
PROJECT APN(S): 0027-120-030; 0027-160-010; 0027-160-020		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: County of Solano	DATE: 05/04/2010	
ADDRESS: 675 Texas Street, Suite 5500 Fairfield, CA		
E-MAIL ADDRESS: EJWilberg@solanocounty.com	DAYTIME PHONE: 707-784-3165	FAX: 707-784-4805
NAME OF PROPERTY OWNER:  Woodcreek Homes	DATE 05-02-2015:	
ADDRESS: 4015 Suisun Valley Rd Fairfield, CA 94558		DAYTIME PHONE: 707-864-5522
NAME OF DOCUMENT PREPARER:  County of Solano, Eric Wilberg	DATE:  05-08-2015	
ADDRESS: 675 Texas Street, Suite 5500 Fairfield, CA	DAYTIME PHONE: 707-784-3165	FAX: 707-784-4805
NAME OF PROJECT:  Woodcreek Subdivision		
PROJECT LOCATION:  Southeasterly of the intersection of Rockville Road and Suisun Valley Road.		
STREET ADDRESS:  None assigned		

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

**TO BE COMPLETED BY THE APPLICANT**

**II. DESCRIPTION OF PROJECT**

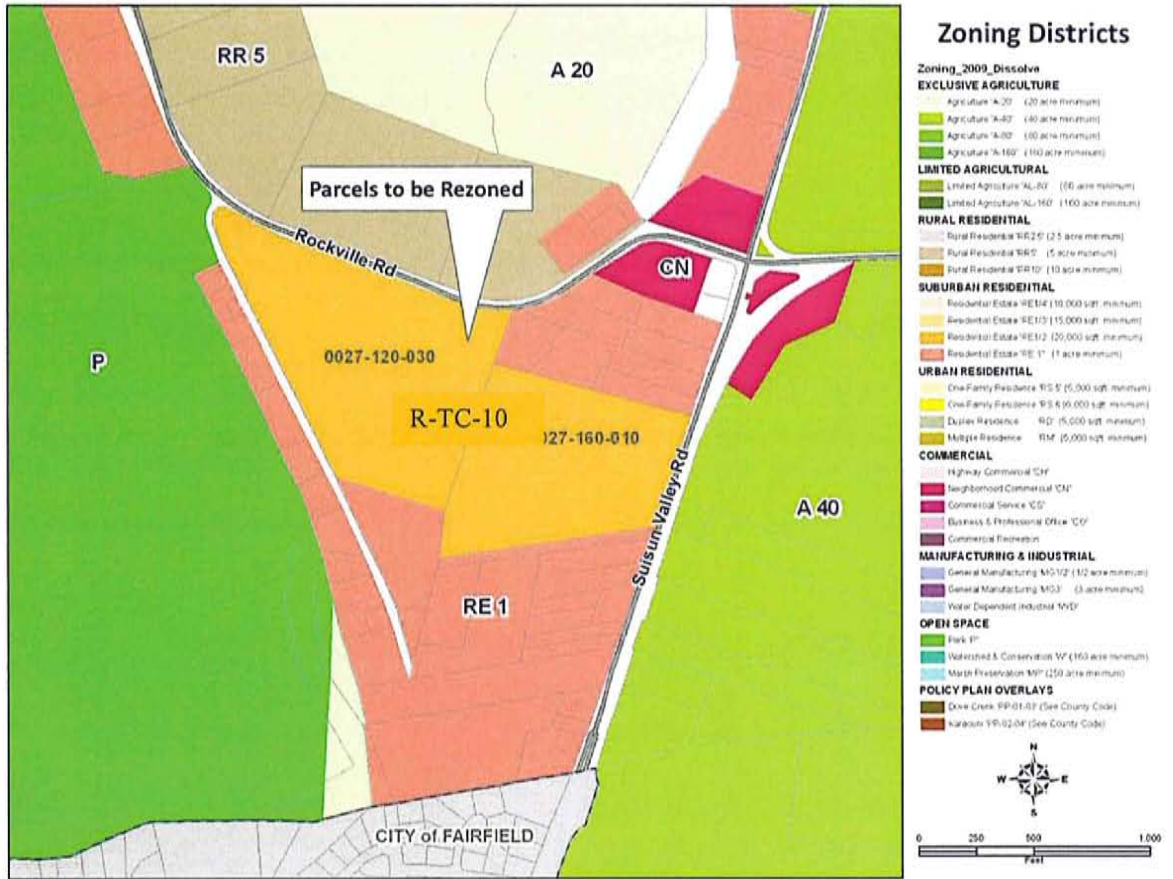
The proposed Woodcreek project consists of a 66 lot, single-family residential subdivision on 33 acres of land. Lots will be a minimum of 10,000 square feet in size. The subdivision will have public streets which connect to Suisun Valley Road and Rockville Road. Additionally, the project will be provided sanitary sewer and domestic water through services obtained by a County Service Area (CSA) to be formed prior to the issuance of the Final Map. The project contains wetlands areas that will be avoided by the proposed development and preserved on site and incorporated into retention basins being built on site.

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TO BE COMPLETED BY THE APPLICANT	
<b>II. DESCRIPTION OF PROJECT (CONT'D)</b>	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): None	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN:  Outside the area of influence of any plan	COMPATIBILITY ZONE:  N/A
PERCENTAGE OF LAND COVERAGE:  20% estimate	MAXIMUM PERSONS PER ACRE:  8 persons per acre
<p>THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> JURISDICTION REFERRAL LETTER:</li> <li><input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION:</li> <li><input checked="" type="checkbox"/> LOCATION MAP:</li> <li><input type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red:</li> <li><input checked="" type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s):</li> <li><input type="checkbox"/> ELEVATIONS, if located in APZ, clear zones and A,B,C compatibility zones or over 200' in height, plus 8 1/2 x 11 inch reduction(s) :</li> <li><input type="checkbox"/> WIND TURBINE STUDY, including cumulative impact studies. Such studies shall include an analysis of (1) the individual effects of the proposed project, and (2) as required by law, an analysis of the cumulative effects of the proposed project considered in connection with the effects of past projects, the effects of other current projects and proposed projects, and the effects of probable future projects, including (i) the probable build out for wind energy development of the remaining vacant parcels within the wind resource areas described in the Solano County General Plan and (ii) any probable replacement of existing turbines or meteorological towers with structures having different dimensions.</li> <li><input type="checkbox"/> SUPPLEMENTAL INFORMATION:</li> <li><input type="checkbox"/> FEES:</li> <li><input type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD:</li> </ul>	
APPLICANT SIGNATURE:	DATE: 05-04-2010
X..... County of Solano, Matt Walsh, Principal Planner	
DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO    If yes, describe below:	

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

# Location Map



# Site Plan

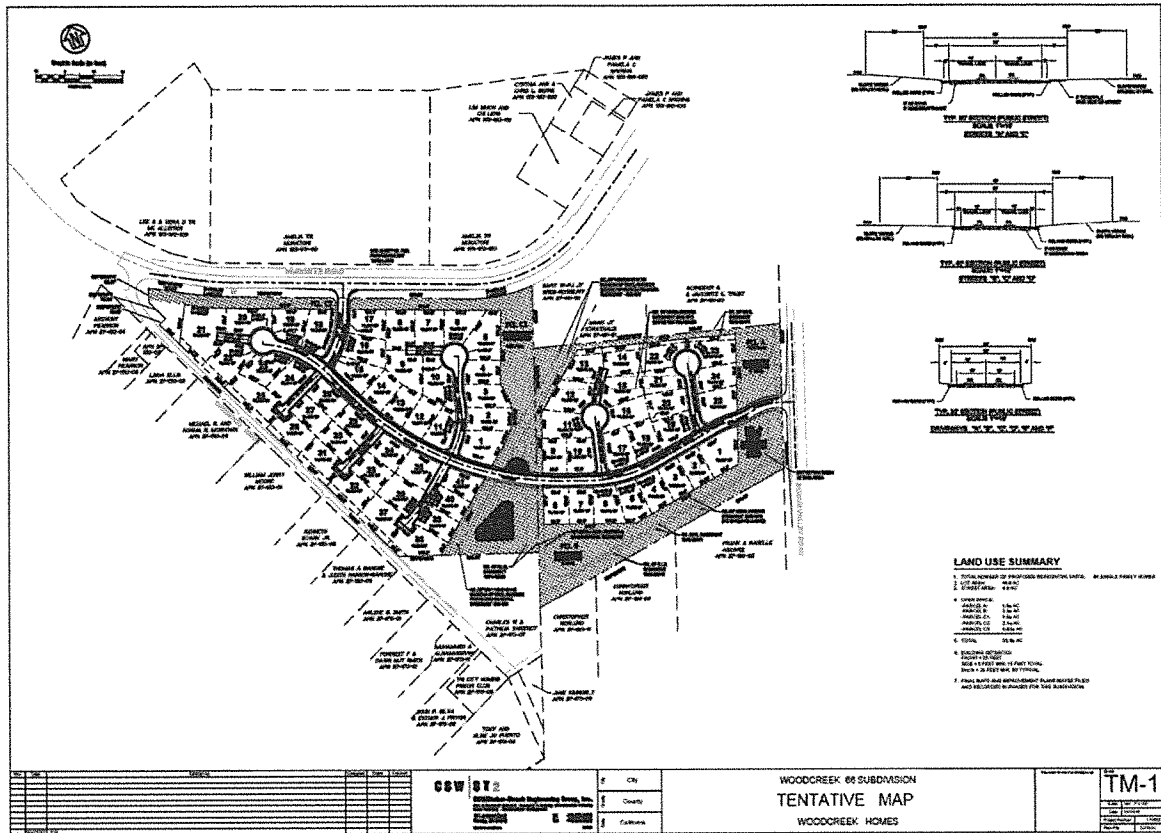




Exhibit B: Travis Plan Context Map

